



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

This 12,500 SF warehouse space off US-Hwy 27 in Dundee is available for lease. Features a 200 SF shared office and restroom, 1 dock-high (10'x12'), 1 drive-in (12'x14') with 17'-20' clear height, LED lights, 3 industrial vents, 3ph 240V 225amps with outlets throughout the space. Zoning is IL (Industrial), and parking is available in front.

Strategically located in Dundee off Hwy 17 and 27, the property provides easy access to major highways in Central Florida connecting you to major destinations. Reach I-4 within 30 minutes; Tampa, Orlando, Port Charlotte, and Port St. Lucie within 90 minutes; and Miami, Naples, Fort Myers, Gainesville, and St Augustine within 180 minutes.

#### PROPERTY HIGHLIGHTS

- 12,500 SF warehouse space off US-Hwy 27
- Dock and Drive-in access with 17'-20' clear height
- Zoned IL (Industrial) and parking available
- Near Hwy 27 with convenient access to SR 60 and I-4

#### OFFERING SUMMARY

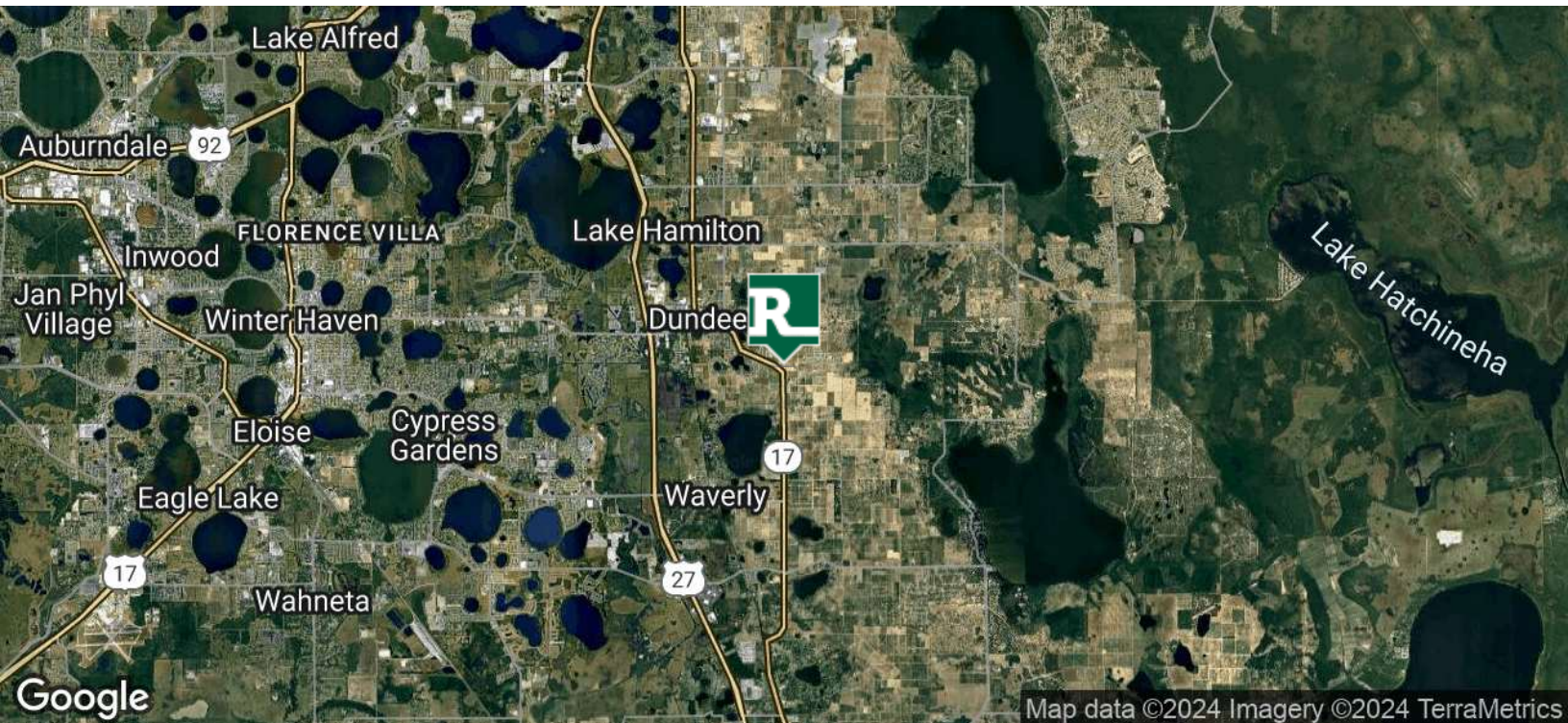
Lease Rate:	Call 863-250-2502 for pricing
Available Building SF:	12,500 SF
Lot Size:	9.33 Acres
Building Size:	15,000 SF
Office Size:	200 SF (Shared)
Built:	2005
Clear Height:	17' - 20'
Loading:	1 dock high / 1 drive-in

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	146,154	561,835	2,118,650
Total Population	394,141	1,554,412	5,640,584
Average HH Income	\$77,691	\$88,672	\$98,061

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,500 SF	Lease Rate:	Call 863-250-2502 for pricing

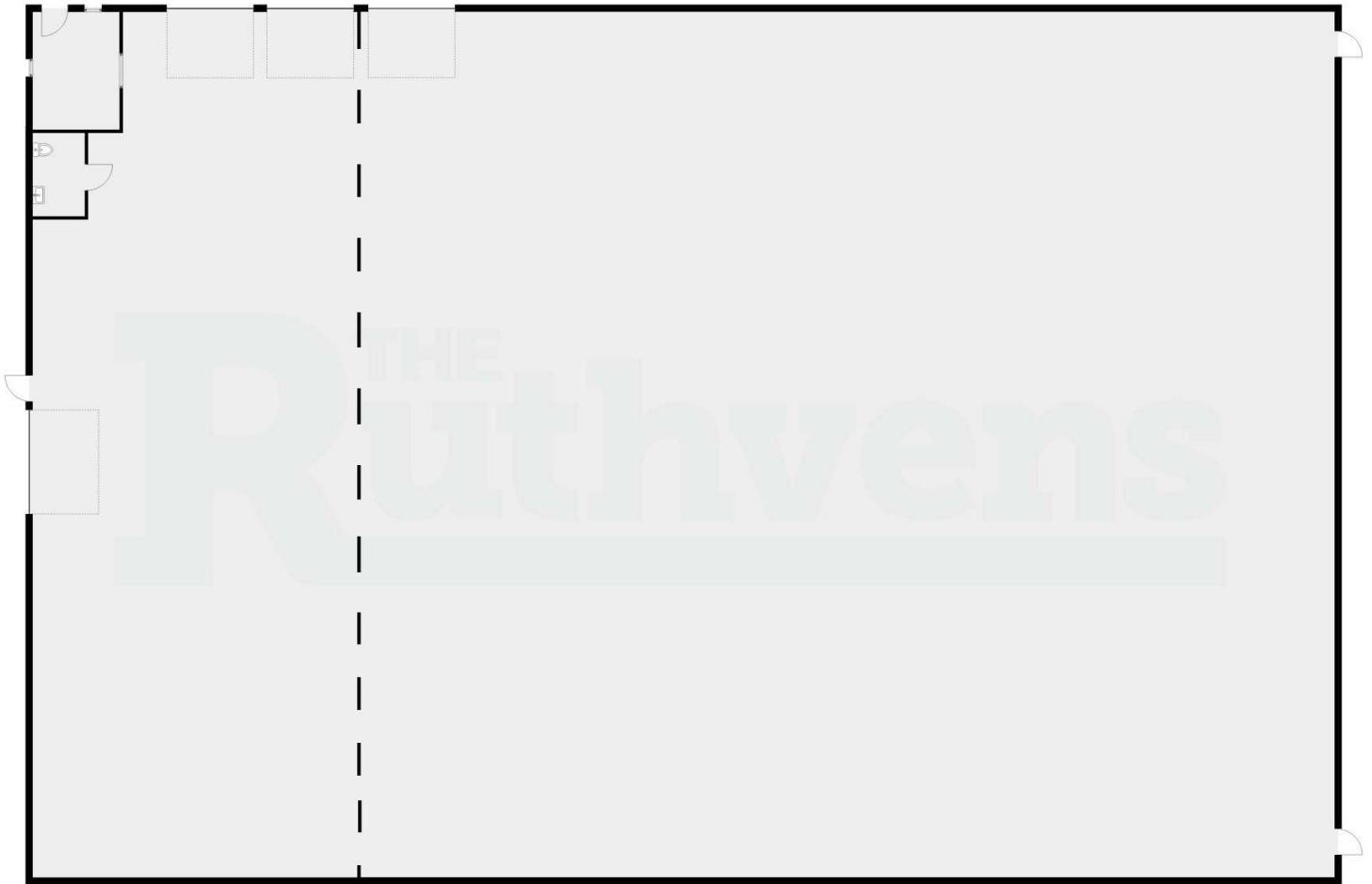
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 3	Available	12,500 SF	NNN	Call 863-250-2502 for pricing	12,500 SF warehouse, 200 SF shared office space with 1 restroom, 1 dock high, and 1 grade level.

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Dimensions are approximate

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Map data ©2024 Google, INEGI

POPULATION	15 MILES	30 MILES	60 MILES
Total Population	394,141	1,554,412	5,640,584
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

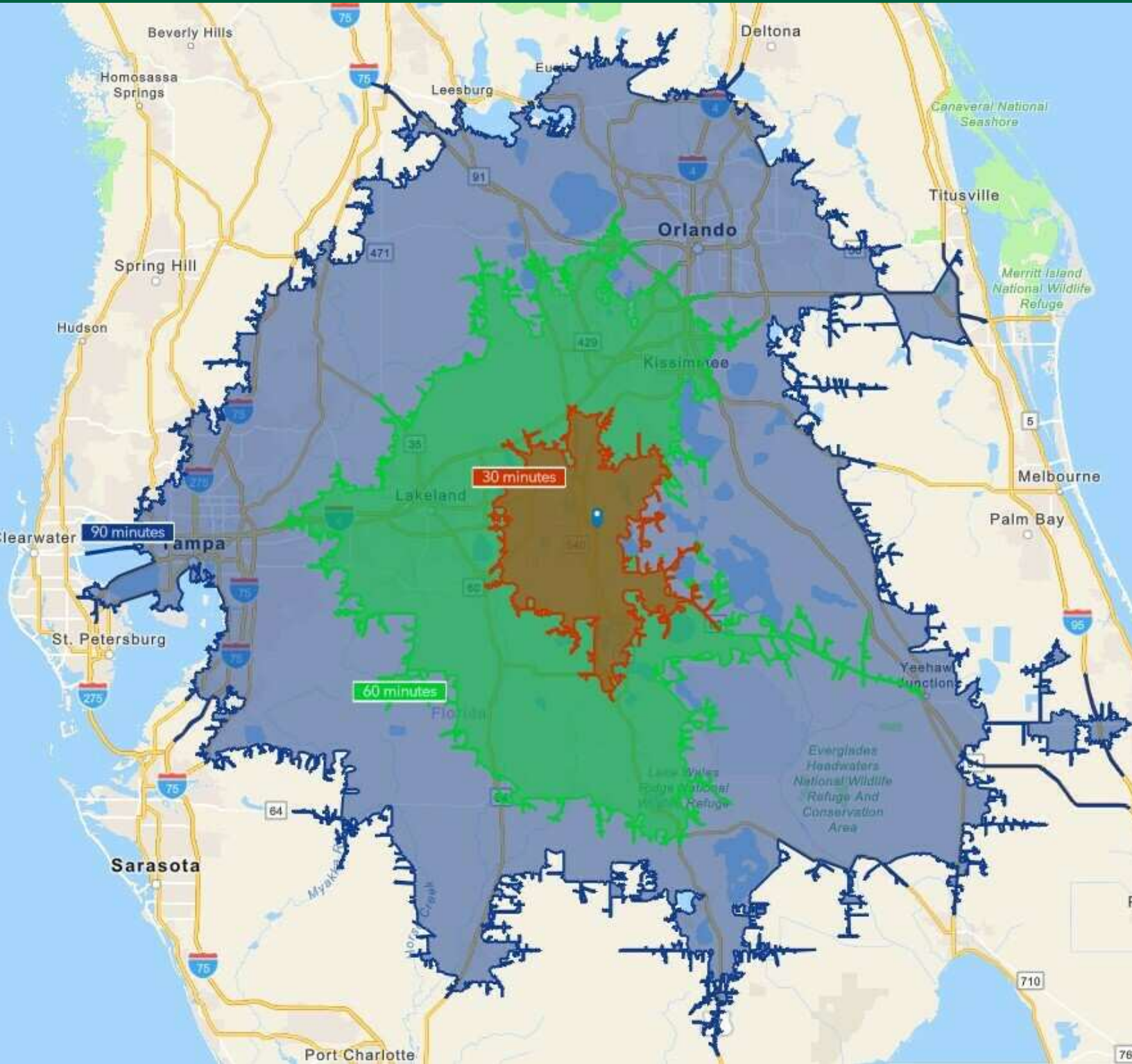
HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	146,154	561,835	2,118,650
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$77,691	\$88,672	\$98,061
Average House Value	\$276,891	\$337,342	\$370,332

Demographics data derived from AlphaMap

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### ALEX DELANNOY

Vice President of Brokerage

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### PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

### EDUCATION

FGCAR Commercial Real Estate University Courses  
Lipsey School of Real Estate - Commercial MICP Designation

### MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate  
Society of Industrial and Office REALTORS (SIOR), Member Associate  
Manufacturing & Supply Chain of Mid Florida  
NAIOP Member of Central Florida  
National Realtor Association  
Lakeland Realtor Association

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